

146.0

0004

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED: 1,122,600 / 1,122,600
 USE VALUE: 1,122,600 / 1,122,600
 ASSESSED: 1,122,600 / 1,122,600



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
179		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CORBETT CHRISTOPHER M
Owner 2:	HUANG WAN-YI
Owner 3:	

Street 1: 179 SCITUATE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CHUNIAS JENNIFER L/TRUSTEE -

Owner 2: JENNIFER L CHUNIAS TRUST -

Street 1: 179 SCITUATE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Clapboard Exterior and 2352 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4950		Sq. Ft.	Site		0	80.	1.44	9			View	25					568,503						568,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										96087
										GIS Ref
										GIS Ref
										Insp Date
										05/07/18

PREVIOUS ASSESSMENT										Parcel ID	146.0-0004-0003.0	PRINT	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Date	Time
2020	101	FV	554,100	0	4,950.	568,500	1,122,600	1,122,600	Year End Roll	12/18/2019			
2019	101	FV	497,100	0	4,950.	533,000	1,030,100	1,030,100	Year End Roll	1/3/2019			
2018	101	FV	498,900	0	4,950.	440,600	939,500	939,500	Year End Roll	12/20/2017			
2017	101	FV	498,900	0	4,950.	405,100	904,000	904,000	Year End Roll	1/3/2017			
2016	101	FV	498,900	0	4,950.	369,500	868,400	868,400	Year End	1/4/2016			
2015	101	FV	434,500	0	4,950.	362,400	796,900	796,900	Year End Roll	12/11/2014			
2014	101	FV	434,500	0	4,950.	336,800	771,300	771,300	Year End Roll	12/16/2013			
2013	101	FV	434,500	0	4,950.	320,500	755,000	755,000		12/13/2012			

SALES INFORMATION										TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes						
CHUNIAS JENNIFER	71302-447	1	7/12/2018		1,150,000	No	No								
CHUNIAS JENNIFER	69502-397		6/27/2017	Convenience	99	No	No								
CHUNIAS JENNIFER	58064-74		12/12/2011	Convenience	1	No	No								
SCOTT DAVID W J	49819-570		7/23/2007		879,000	No	No								
SCOTT DAVID W J	49602-430		6/13/2007	Family	10	No	No								
DAVIS MANUEL	47038-573		3/1/2006		850,000	No	No								
	19305-14		2/17/1993		99	No	No	A							

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
5/16/2018	626	Re-Roof	8,500	C					5/7/2018	MEAS&NOTICE	BS	Barbara S			
8/9/2007	676	Redo Bat	15,000	C		G9	GR FY09		3/21/2009	Missed Appt.	197	PATRIOT			
10/13/1999	686	Siding	16,500	C				VINYL SIDING	1/27/2009	Measured	336	PATRIOT			
4/24/1997	246		32,500	C				1 STORY ADDITION	12/3/2008	MLS	MM	Mary M			
									9/28/2006	MLS	HC	Helen Chinal			
									3/4/2000	Inspected	263	PATRIOT			
									1/5/2000	Measured	163	PATRIOT			
									10/1/1998		PM	Peter M			

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 15 - Old Style				Full Bath: 1	Rating: Very Good			SCUTTLE.													
Sty Ht: 2 - 2 Story				A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good																
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating:																
Prime Wall: 2 - Clapboard				A HBth: 1	Rating:																
Sec Wall: 1	%			OthrFix: 1	Rating:																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1													
Color: BEIGE				A Kits: 1	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
View / Desir:				Fpl: 1	Rating: Very Good																
GENERAL INFORMATION				WSFlue: 1	Rating:																
Grade: B - Good				CONDOS INFORMATION																	
Year Blt: 1923	Eff Yr Blt:			Location:																	
Alt LUC:	Alt %:			Total Units:																	
Jurisdct:	Fact: .			Floor:				REMODELING				RES BREAKDOWN									
Const Mod:				% Own:				Exterior:				No Unit	RMS	BRS	FL						
Lump Sum Adj:				Name:				Interior:				1	9	4							
INTERIOR INFORMATION				DEPRECIATION				Additions:													
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%	Total:	Kitchen:													
Prim Int Wall: 2 - Plaster				Functional:		%	18.6	Baths:													
Sec Int Wall: 1	%			Economic:		%		Plumbing:													
Partition: T - Typical				Special:		%		Electric:													
Prim Floors: 3 - Hardwood				Override:		%		Heating:													
Sec Floors: 1	%							General:													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES													
Subfloor:				Basic \$ / SQ: 130.00				Rate	Parcel ID	Typ	Date	Sale Price									
Bsmnt Gar:				Size Adj.: 1.09642851																	
Electric: 3 - Typical				Const Adj.: 0.99989998																	
Insulation: 2 - Typical				Adj \$ / SQ: 142.521																	
Int vs Ext: S				Other Features: 93000																	
Heat Fuel: 2 - Gas				Grade Factor: 1.33																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC:		LUC Factor: 1.00																	
Solar HW: NO		Central Vac: NO		Adj Total: 680716																	
% Com Wall:		% Sprinkled:		Depreciation: 126613					Juris. Factor:			Before Depr: 189.55									
				Depreciated Total: 554103					Special Features: 0			Val/Su Net: 121.81									
								Final Total: 554100			Val/Su SzAd: 235.59										
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 146.0-0004-0003.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value			AssessPro Patriot Properties, Inc
More: N	Total Yard Items:					Total Special Features:								Total:							